



City of Carlsbad

Planning Department

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

CASE NAME: Robertson Ranch Planning Area 22

CASE NO: GPA 09-01/ZC 09-01/MP 02-03(B)/CT 09-01/PUD 09-01/SDP 09-01

PROJECT LOCATION: South of Cannon Road, East of El Camino Real, at the southeast corner of the intersection of Wind Trail Way and Cannon Road, within the Robertson Ranch Master Plan, Planning Area 22 and the "Option Parcel" (APNs 168-360-03 & 168-050-55).

PROJECT DESCRIPTION: A development proposal to subdivide a 10.07 acre site into four (4) lots with 49 airspace condominium office units, and to allow for the grading and construction of a 66,000 square foot 3-story office building and permanent RV storage facility. The proposed project requires approval of a General Plan Amendment, Zone Change, Master Plan Amendment, Tentative Tract Map, Site Development Plan, and Non-Residential Planned Development Permit.

PROPOSED DETERMINATION: The City of Carlsbad has conducted an environmental review of the above described project pursuant to the Guidelines for Implementation of the California Environmental Quality Act (CEQA) and the Environmental Protection Ordinance of the City of Carlsbad. As a result of said review, the initial study (EIA Part 2) identified potentially significant effects on the environment, but (1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the City that the project "as revised" may have a significant effect on the environment. Therefore, a **Mitigated Negative Declaration** will be recommended for adoption by the City of Carlsbad City Council.

A copy of the initial study (EIA Part 2) documenting reasons to support the proposed Mitigated Negative Declaration is on file in the Planning Department, 1635 Faraday Avenue, Carlsbad, California 92008. Comments from the public are invited. Pursuant to Section 15204 of the CEQA Guidelines, in reviewing Mitigated Negative Declarations, persons and public agencies should focus on the proposed finding that the project will not have a significant effect on the environment. If persons and public agencies believe that the project may have a significant effect, they should: (1) identify the specific effect; (2) explain why they believe the effect would occur; and (3) explain why they believe the effect would be significant. Please submit comments in writing to the Planning Department within 20 days of the date of this notice.

The proposed project and Mitigated Negative Declaration are subject to review and approval/adoption by the City of Carlsbad Planning Commission and City Council. Additional public notices will be issued when those public hearings are scheduled. If you have any questions, please call Jason Goff in the Planning Department at (760) 602-4643.

PUBLIC REVIEW PERIOD OCTOBER 21, 2009 – NOVEMBER 10, 2009
PUBLISH DATE OCTOBER 21, 2009

